

MAP 1-43
4P
C.D. 15
DATE 1-27-85
200
1000
DP

County Board of Appeals of Baltimore County
ROOM 200 COURT HOUSE
TOWSON, MARYLAND 21204

PRESORTED
FIRST-CLASS

Steven R. Shores
4501 Powell Avenue
Baltimore, MD 21206

RECEIVED
COUNTY BOARD OF APPEALS
OCT 1 1985

10/1/85
1. Voted - Dismissed - Issues returned
To the Court based on opening Co. Attorney
2. Rejected - Issue regarding
misfiling



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

October 1, 1985

William S. Gann, Esquire
5 Light Street
Baltimore, MD 21202

Re: Case No. R-82-199
Steven R. Shores

Dear Mr. Gann:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: Steven R. Shores
Robert J. Romadka, Esquire
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Phyllis Cole Friedman

R-82-199
Steven R. Shores
SE COR. Eastern Avenue & Woodland
Avenue
15th

IN THE MATTER OF THE APPLICATION OF STEVEN R. SHORES FOR RECLASSIFICATION FROM B.L. TO B.R. SE CORNER EASTERN AND WOODLAND AVENUES 15th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. R-82-199

ORDER OF DISMISSAL

Petition of Steven R. Shores for reclassification from B.L. to B.R. zone on property located on the southeast corner of Eastern and Woodland Avenues, in the Fifteenth Election District of Baltimore County.

WHEREAS, by letter dated January 25, 1985, the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot; and

WHEREAS, this decision is based on an opinion of the Baltimore County Attorney's office stating that any zoning case requesting reclassification of property pending before the Board on the date the new zoning maps are adopted is moot; and

WHEREAS, the Board has not received a reply from its letter of January 25, 1985, within thirty (30) days as requested;

THEREFORE, the Board will, on its own Motion, dismiss the within petition.

IT IS HEREBY ORDERED, this 1st day of October, 1985, that said petition be and the same is declared moot and the petition DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence E. Schmidt
Lawrence E. Schmidt, Acting Chairman
Patricia Phipps
Patricia Phipps
William R. Evans
William R. Evans

RECEIVED
COUNTY BOARD OF APPEALS
OCT 1 1985

County Board of Appeals of Baltimore County
ROOM 200 COURT HOUSE
TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
MISCELLANEOUS CASH RECEIPT
No. 012818
DATE 9-26-85
AMOUNT \$ 219.70
FROM ADVERTISING AND POSTING R-82-199
TO STEVEN R. SHORES
B 81304444117018 07747
VALIDATION OR SIGNATURE OF CLIENT

IN THE MATTER OF THE APPLICATION OF STEVEN R. SHORES FOR RECLASSIFICATION FROM B.L. TO B.R. SE CORNER EASTERN AND WOODLAND AVENUES 15th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. R-82-199

ORDER OF DISMISSAL

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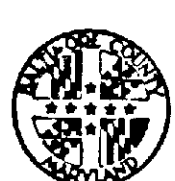
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COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence E. Schmidt
Lawrence E. Schmidt, Acting Chairman
Patricia Phipps
Patricia Phipps
William R. Evans
William R. Evans



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

October 1, 1985

William S. Gann, Esquire
5 Light Street
Baltimore, MD 21202

Re: Case No. R-82-199
Steven R. Shores

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Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: Steven R. Shores
Robert J. Romadka, Esquire
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Phyllis Cole Friedman

TO: *William R. Evans - Incoming* DATE: 9-12-85
FROM: Office of Law
RE: *Steven R. Shores*
R-82-199 - Advertising Posting
Total \$219.70

- () ACCOUNT RETURNED. () Under \$100. () Update interest and return.
() Unable to locate, abatement suggested. () To be abated by Assessment Office.
() File claim (forwarding a copy of same to this office) in:
() Bankruptcy—Case No. _____
() Receivership—Case No. _____, Circuit Court for Baltimore County/City.
() Paid with attached check number 727.
() In full. () Open Installment Account.
() Deposit in Installment Account No. _____.
() Credit check towards interest accrued on our judgment.
() Waive additional interest.
() Includes court costs—Return check(s) to undersigned as follows:
\$ _____ District Court of Maryland for Baltimore County.
\$ _____ Circuit Court of Maryland for Baltimore County.

- () Paid per _____
() Abated per _____
() Other: *Please notify Edith Eisenhart of the Board of Appeals whenever check has cleared the bank*
() Received from Office of Law \$ _____ in cash.
By: _____ Date: _____
() Our file closed.
() Upon receipt of court costs and filing of Order of Satisfaction.

Michael J. Moran
Michael J. Moran
Assistant County Attorney

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Michael J. Moran, Esquire
Asst. County Attorney, Office of Law
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals
TO: _____ Date: March 8, 1985
FROM: _____
SUBJECT: Case No. R-82-199, Steven R. Shores

Please be advised that the outstanding bills amounting to \$219.70 for advertising and posting of property in the above captioned case are still unpaid.

Enclosed herewith are copies of these bills which were sent to William S. Gann, Esquire - Counsel for the Petitioner 5 Light Street, Suite 800 Baltimore, MD 21202.

Please note that mail recently sent to Mr. Shores at 4501 Powell Ave., Baltimore, MD 21206, the address shown on the petition in this case, was returned as not deliverable.

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary
County Board of Appeals



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

January 25, 1985

William S. Gann, Esquire
5 Light Street
Baltimore, MD 21202

Re: Case No. R-82-199
Steven R. Shores

Dear Mr. Gann:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Attorney's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps is moot.

Therefore, unless you present written objection to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Also, this file reflects that bill covering advertising costs are still unpaid.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman *per*

WTH:ie

cc: Steven R. Shores
Robert J. Romadka, Esquire
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Phyllis Cole Friedman
Board of Education
John O. Hennegan, Esquire

PRESORTED
FIRST CLASS

Steven R. Shores
8301 Powell Avenue
Baltimore, MD 21206

SHO 01 502925M1 01/29/85
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSEE
UNABLE TO FORWARD

County Board of Appeals of Baltimore County
Room 200 Court House
TOWSON, MARYLAND 21204

RECEIVED
COUNTY BOARD OF APPEALS
JAN 30 11:22 AM '85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Michael J. Moran, Esquire
Assistant County Attorney
Office of Law
Date: January 31, 1985

FROM: Edith T. Eisenhart, Adm. Secretary
County Board of Appeals

SUBJECT: Case No. R-82-199, Steven R. Shores - 219.70
Case No. R-82-190, Louis F. Marzullo
Case No. R-82-191, Jerome Weiner
Case No. R-82-192, Jerome Weiner
Case No. R-82-190, Kenneth Coleman
Case No. R-82-77, Emmett H. Brooks

The above entitled cases were filed with the Board of Appeals petitioning for reclassification of properties. To date the bills rendered to them to cover the cost of advertising and posting of the properties remain unpaid. We have been advised to turn this matter over to you for collection. Attached hereto is a list of the amounts owed by each Petitioner which has been verified by the Zoning Office.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

January 25, 1985

William S. Gann, Esquire
5 Light Street
Baltimore, MD 21202

Re: Case No. R-82-199
Steven R. Shores

Dear Mr. Gann:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Attorney's office concluding that any reclassification case pending before this Board on the date of the adoption of new comprehensive zoning maps is moot.

Therefore, unless you present written objection to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

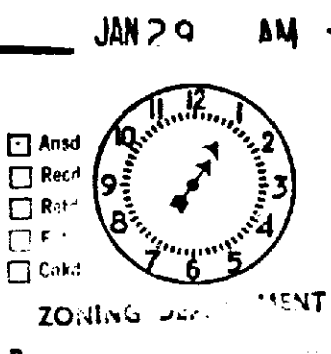
Also, this file reflects that bill covering advertising costs are still unpaid.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman *per*

WTH:ie

cc: Steven R. Shores
Robert J. Romadka, Esquire
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell
Phyllis Cole Friedman
Board of Education
John O. Hennegan, Esquire



494-3180

COUNTY BOARD OF APPEALS
Room 219 Court House
Towson, Md. 21204

May 12, 1983

Hearing Room 218

NOTICE OF POSTPONEMENT

CASE NO. R-82-199 STEVEN R. SHORES
Reclassification from B.L. to B.R.
SE corner Eastern Ave. and Woodland Ave.
15th District

Assigned for hearing on Tuesday, May 31, 1983, at 10 a.m., HAS BEEN POSTPONED by the Board at the request of counsel for the protestants (due to illness).

cc: William S. Gann, Esq. Counsel for Petitioner
Steven R. Shores Petitioner
Robt. J. Romadka, Esq. Counsel for Protestants
John Hennegan, Esq. " " "
J. W. Hessian, Esq. People's Counsel
W. E. Hammond
J. E. Dyer
N. Gerber
J. Hoswell
sd. of Education

June Holmen, Secretary

494-3180

County Board of Appeals

Room 218 Courthouse

March 11, 1983

TOWSON, MARYLAND 21204

CONTINUED HEARING

NOTICE OF POSTPONEMENT and REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

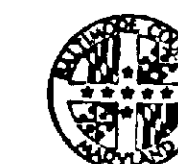
CASE NO. R-82-199 STEVEN R. SHORES
Reclassification from B.L. to B.R.
SE corner Eastern Ave. and Woodland Ave.
15th District

Scheduled for hearing on Thursday, April 14, 1983 at 10 a.m. has been POSTPONED at the request of People's Counsel, and

REASSIGNED FOR: TUESDAY, MAY 31, 1983 at 10 a.m.

cc: William S. Gann, Esq. Counsel for Petitioner
Steven R. Shores Petitioner
Robert J. Romadka, Esq. Counsel for Protestants
John O. Hennegan, Esq. " " "
John W. Hessian, III, Esq. People's Counsel
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Hoswell
Board of Education

Edith T. Eisenhart, Adm. Secretary



Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III
People's Counsel
PETER MAX ZIMMERMAN
Deputy People's Counsel

TEL. 494-2188

March 9, 1983

The Honorable
William T. Hackett, Chairman
Baltimore County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

RE: Steven R. Shores, et ux, Petitioners
Zoning Case #R-82-199 (Item 22,
Cycle II)

Dear Mr. Hackett:

A continued hearing has been scheduled before the Board on Thursday, April 14, 1983, at 10 am, in the above-entitled case. Since its scheduling, the Court of Special Appeals has notified this office that three zoning cases will be heard on the same day and time.

Since both Mr. Hessian and I have been involved in one or more of these cases, we both plan to attend the hearings in Annapolis. I therefore respectfully request that the hearing in the Shores case be postponed until a later date.

Very truly yours,

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

cc: William S. Gann, Esquire
Robert J. Romadka, Esquire
John O. Hennegan, Esquire

PMZ:sh

APR 17 1983

Rec'd 5-6-83
9:50am
Our WTH
4/1/83
Rec'd on 5/31

County Board of Appeals
Room 218, Court House
Towson, Maryland 21204

February 15, 1983

NOTICE OF ASSIGNMENT

CONTINUED HEARING

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. R-82-199

STEVEN R. SHORES

Reclassification from B.L. to B.R.

SE cor. Eastern Ave. and Woodland Ave.

15th District

ASSIGNED FOR:

THURSDAY, APRIL 14, 1983 at 10 a.m.

cc: William S. Gann, Esq.

Counsel for Petitioner

Steven R. Shores

Petitioner

Robert J. Romadka, Esq.

Counsel for Protestants

John O. Hennegan, Esq.

" " "

John W. Hession, III, Esq.

People's Counsel

Mr. W. E. Hammond

Mr. J. E. Dyer

Mr. N. E. Gerber

Mr. J. G. Hoswell

Board of Education

Edith T. Eisenhart, Adm. Secretary

R-82-199-A New #22 Cycle

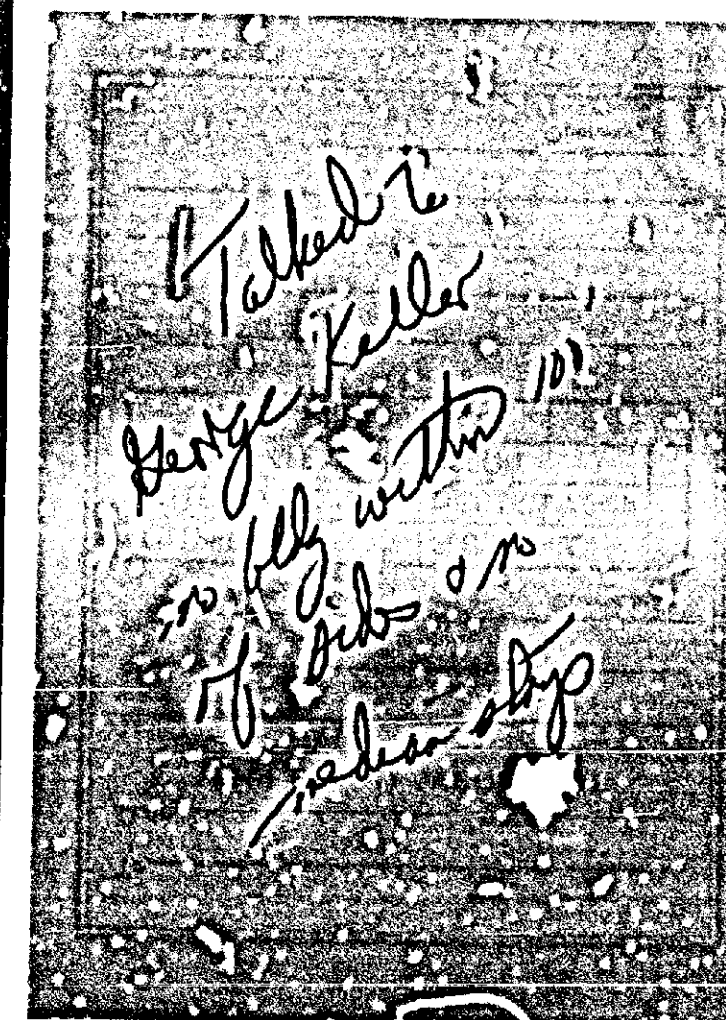
Shores - Reclaim

Continued For

180 days

May be dismissed

1/18/83 - Mr. Gann's very checking



5/82?

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

February 26, 1982

William S. Gann, Esquire
Suite 1700, 10 Light Street
Baltimore, Maryland 21202

Re: Item #22, Case #R-82-199
Cycle II, Carroll A. Frederick, et al

Dear Mr. Gann:

Your case has been assigned for hearing before the Board during the normal cycle period for reclassification petitions. Written and public notice of the date of the hearing has either been given or is in the process of publication.

The Board has been informed that there are presently pending in the Circuit Court for Baltimore County three separate suits, all of which directly question the validity of the adoption of the 1980 comprehensive zoning map by the County Council of Baltimore County. The suits to which we refer are:

Home Builders Assn. of Md., Inc., et al. v. Baltimore County, Md., et al - Circuit Court Equity #107047

Isaac A. Jones v. Baltimore County, Md., et al - Circuit Court Equity #108029

Shoppo Reisterstown Associates, et al v. Baltimore County, Md., et al - Circuit Court Equity #107318.

The Board, of course, is not involved in those suits and consequently will not be asked to express any opinion on the enactment question. However, we are concerned that the parties to the pending reclassification cases be made aware that there will probably be a judicial decision on the question sometime in the future, and if the Circuit Court should find that the maps were, in fact, improperly enacted, and that decision is affirmed by an appellate court, the various parties to reclassification cases might then be placed in the position of having expended time and money in the preparation and trial of their cases based on the comprehensive map which legally might not exist. The Board has, therefore, determined that it will afford each of the petitioners in the pending reclassification cases the opportunity to review the pending Circuit Court cases and make their individual determination as to whether they wish to proceed at this time to fully try their reclassification case or whether they would prefer not to take that risk and ask the Board for a continuance of their case without hearing until such time as there has been a definitive ruling by the courts on the question of the validity of the 1980 maps.

Since there must be some limit to the period of time within which a decision should be made and communicated to the Board, it has been decided that all requests for postponements made pursuant hereto must be delivered in writing to the Board on or before March 15, 1981.

The Board has attached one very important provision to its willingness to co-operate in the granting of postponements for the purpose outlined above, which is that it will not countenance the use of the reasons given above for a postponement for other reasons and, therefore, if a case is postponed for the reason given above it must remain inactive until there is a definitive action from the courts. Therefore, parties are cautioned that if they do, in fact, seek a postponement because of the doubt surrounding the validity of the enactment of the 1980 comprehensive maps, they will be required to wait until there is a decision from the courts on the question before the Board will again assign their case no matter how long the case is suspended.

The purpose of this communication is to alert all parties of record involved of the Board's intention if a request is timely submitted.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

WTH:ee

cc: Carroll A. and Ruth A. Frederick
Steven R. Shores

January 7, 1982

William S. Gann, Esquire
Suite 800
5 Light Street
Baltimore, Maryland 21202

Re: Item # 22
Carroll A. Frederick

Dear Mr. Gann:

Replying to your letter of December 17, 1981, regarding the above captioned case, please be advised that this petition for reclassification was filed in the name of the property owners, Carroll A. Frederick and Ruth A. Frederick, with Steven R. Shores shown on the petition as "Contract Purchaser". Therefore, the case remains entitled "Carroll A. Frederick and Ruth A. Frederick". If Mr. Shores has since purchased the property and is now the legal owner, he may proceed with the case and state this fact for the record at the time of the hearing.

If you need any further information, please do not hesitate to call this office.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

LAW OFFICES
CAGAN, GANN & ZIMLIN

SUITE 800
5 LIGHT STREET
BALTIMORE, MARYLAND 21202

DANIEL W. CAGAN
WILLIAM S. GANN
GERALD A. ZIMLIN

(301) 727-5565
244-0100

December 17, 1981

Mr. William Hackett, Chairman
Board of Appeals for Baltimore County
Court House
Towson, Maryland, 21204

Re: 3301 Eastern Avenue

Dear Mr. Hackett:

Please be advised that Steven Shores should be listed as the petitioner on the Reclassification Petition for Zoning filed in the above-captioned matter. It is presently being advertised under the name of Carroll A. Frederick and Ruth Frederick.

Should you have any questions, please advise me immediately; otherwise I shall assume the necessary corrections are made.

Very truly yours,

CAGAN, GANN AND ZIMLIN

William S. Gann
William S. Gann

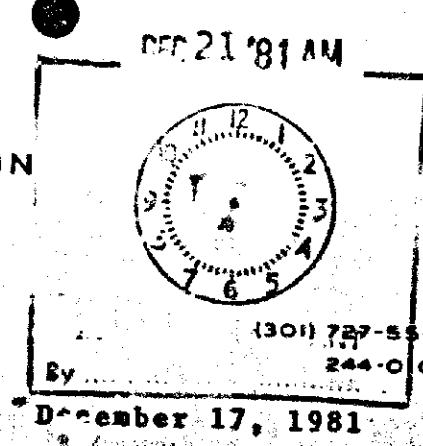
RECEIVED
BALTIMORE COUNTY
COURT CLERK
DEC 21 2 21 PM '81
BY: [Signature]

WSG:ee

LAW OFFICES
CAGAN, GANN & ZIMLIN

SUITE 800
5 LIGHT STREET
BALTIMORE, MARYLAND 21202

DANIEL W. CAGAN
WILLIAM S. GANN
GERALD A. ZIMLIN



Mr. William Hammond, Commissioner
Zoning and Planning, Baltimore County
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland, 21204

Re: 3301 Eastern Avenue

Dear Mr. Hammond:

Please be advised that Steven Shores should be listed as the petitioner on the Reclassification Petition for Zoning filed in the above-captioned matter. It is presently being advertised under the name of Carroll A. Frederick and Ruth Frederick.

Should you have any questions, please advise me immediately; otherwise I shall assume the necessary corrections are made.

Very truly yours,
CAGAN, GANN AND ZIMLIN

William S. Gann
William S. Gann

WSG:ee

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an BL (Business Local) zone to an BR (Business Roadside) zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property,

for SAFETY OUT FRONT

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

238.2 to permit a sideyard setback of .62' and a rearward setback of 3.90', both in lieu of the required 30'.

The building is presently situate on the property known as No. 3301 Eastern Avenue, subject to the above setback on the sideyard and rear yard. Denial for the use of this variance would create grave financial hardship on the owner, and the variance in no way changes the use of the building, which has been utilized previously with the rearward and sideyard setbacks.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

STEVEN R. SHORES, owner, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: STEVEN R. SHORES (Type or Print Name)

Legal Owner(s): CARROLL A. FREDERICK (Type or Print Name)

Signature: *Steven R. Shores* Signature: *Carroll A. Frederick*

Address: 4501 Powell Avenue Address: 4501 Powell Avenue

City and State: Baltimore, Md. 21206 City and State: Baltimore, Md. 21206

Attorney for Petitioner: WILLIAM S. GANN (Type or Print Name)

Address: 10 Light Street - Suite 1700

City and State: Baltimore, Md. 21202

Attorney's Telephone No.: 685-1900

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

RECEIVED BALTIMORE COUNTY CLERK OF APPEALS AUG 27 2 37 PM '82

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an BL (Business Local) zone to an BR (Business Roadside) zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property,

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Contract Purchaser: STEVEN R. SHORES (Type or Print Name)

Legal Owner(s): CARROLL A. FREDERICK (Type or Print Name)

Signature: *Steven R. Shores* Signature: *Carroll A. Frederick*

Address: 4501 Powell Avenue Address: 4501 Powell Avenue

City and State: Baltimore, Md. 21206 City and State: Baltimore, Md. 21206

Attorney for Petitioner: WILLIAM S. GANN (Type or Print Name)

Address: 10 Light Street - Suite 1700

City and State: Baltimore, Md. 21202

Attorney's Telephone No.: 685-1900

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

RECEIVED BALTIMORE COUNTY CLERK OF APPEALS AUG 27 2 37 PM '82

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

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for SAFETY OUT FRONT

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Property is to be posted and advertised as prescribed by The Baltimore County Code.

STEVEN R. SHORES, owner, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: STEVEN R. SHORES (Type or Print Name)

Legal Owner(s): CARROLL A. FREDERICK (Type or Print Name)

Signature: *Steven R. Shores* Signature: *Carroll A. Frederick*

Address: 4501 Powell Avenue Address: 4501 Powell Avenue

City and State: Baltimore, Md. 21206 City and State: Baltimore, Md. 21206

Attorney for Petitioner: WILLIAM S. GANN (Type or Print Name)

Address: 10 Light Street - Suite 1700

City and State: Baltimore, Md. 21202

Attorney's Telephone No.: 685-1900

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

RECEIVED BALTIMORE COUNTY CLERK OF APPEALS AUG 27 2 37 PM '82

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an BL (Business Local) zone to an BR (Business Roadside) zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property,

for SAFETY OUT FRONT

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

238.2 to permit a sideyard setback of .62' and a rearward setback of 3.90', both in lieu of the required 30'.

The building is presently situate on the property known as No. 3301 Eastern Avenue, subject to the above setback on the sideyard and rear yard. Denial for the use of this variance would create grave financial hardship on the owner, and the variance in no way changes the use of the building, which has been utilized previously with the rearward and sideyard setbacks.

Property is to be posted and advertised as prescribed by The Baltimore County Code.

STEVEN R. SHORES, owner, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: STEVEN R. SHORES (Type or Print Name)

Legal Owner(s): CARROLL A. FREDERICK (Type or Print Name)

Signature: *Steven R. Shores* Signature: *Carroll A. Frederick*

Address: 4501 Powell Avenue Address: 4501 Powell Avenue

City and State: Baltimore, Md. 21206 City and State: Baltimore, Md. 21206

Attorney for Petitioner: WILLIAM S. GANN (Type or Print Name)

Address: 10 Light Street - Suite 1700

City and State: Baltimore, Md. 21202

Attorney's Telephone No.: 685-1900

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

RECEIVED BALTIMORE COUNTY CLERK OF APPEALS AUG 27 2 37 PM '82

The improvements on the property in question have been made for several years. The community in which the property is situate, and in which I previously resided, has considered the building to be an eyesore and a detriment to the surrounding environs.

The present owner, who also owns the property adjacent to the east, has failed to maintain it in a fit and tenable condition for either residential and/or commercial use. Having owned property within this community for the previous four (4) years, I have become acquainted with and provided the necessary working knowledge and expertise which I feel must accompany any commercial endeavor for the property in question.

The trailer park community adjacent to the north side of Eastern Avenue has expanded recently and now provides a stable residential base upon which I feel additional commercial enterprises can be supported. Further, public need and convenience warrant such commercial expansion to accommodate these residents as well as the numerous commuters which frequent Eastern Avenue on a daily basis. The usage of Eastern Avenue as the only major access road for residents of Carroll Island, Bowley's Quarters and Chase, (who commute or travel from place to place in Baltimore City, Baltimore County and elsewhere) adds to the support of our position for the desired change in zoning I have requested.

The available parking for this property can support the proposed improvements to the building. Further, the immediate access to Eastern Avenue and Woodland Avenue enhances the intended usage of this property, providing convenient egress and ingress to it, and would not result in any change to vehicular traffic pattern. Previous usage of this property for commercial purposes amply demonstrates this fact and must be used as a measuring rod when viewing my request for change in zoning.

I intend to expend substantial sums of money for the proposed improvements. The intended usage of the land and improvements warrants the granting of the proposed change in zoning, and for such other and further reasons as will be demonstrated at the hearing hereon.

PETITION FOR RECLASSIFICATION AND VARIANCES

15th Election District

ZONING: Petition for Reclassification and Variances
LOCATION: Southeast corner of Eastern Avenue and Woodland Avenue
DATE & TIME: Thursday, June 24, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: B.L.
Proposed Zoning: B.R.

with Variances to permit a side yard setback of .62' and a rear yard setback of 3.90', both in lieu of the required 30'

The Zoning Regulation to be excepted as follows:
Section 238.2 - minimum side and rear yard setbacks in a B.R. zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Steven R. Shores, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 24, 1982 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
from B-L to B-R Zone
SE corner Eastern Ave. and
Woodland Ave., 15th District

CARROLL A. FREDERICK, et ux,
Petitioners

Case No. R-82-199 (Item 22, Cycle II)

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 5th day of April, 1982, a copy of the foregoing Order was mailed to William S. Gann, Esquire, 10 Light Street, Suite 1700, Maryland National Bank Building, Baltimore, MD 21202, Attorney for Petitioners; and Mr. Steven R. Shores, 4501 Powell Avenue, Baltimore, MD 21206, Contract Purchaser.

John W. Hession, III
John W. Hession, III

Edid,
All three bills are
still outstanding on
this property.
\$219.70 6-18-82 Arlene

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. A12518
DATE 9-26-85 ACCOUNT # 111-111-000
AMOUNT \$ 219.70
RECEIVED Steven R. Shores
FOR Advertising and Posting R-82-199
B 134****219701 82721



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 16, 1982

William S. Gann, Esquire
5 Light Street
Suite 800
Baltimore, Maryland 21202

Re: Petition for Reclassification
SE/corner of Eastern Ave. & Woodland Ave.
Steven R. Shores - Petitioner
Cycle 2 - Item 22

Dear Mr. Gann:

This is to advise you that \$70.06 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 8, 1982

William S. Gann, Esquire
5 Light Street
Suite 800
Baltimore, Maryland 21202

Re: Petition for Reclassification
SE/corner of Eastern Ave. & Woodland Ave.
Steven R. Shores - Petitioner
Cycle #2 - Item #22
Case #R-82-199

Dear Mr. Gann:

This is to advise that \$52.75 is due for the 2nd full page add of the cycle 2 billing. You have already been billed for the 1st full page add. A third bill for the individual advertising and posting of the above property will be forthcoming. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

January 19, 1982

William S. Gann, Esquire
5 Light Street
Suite 800
Baltimore, Maryland 21202

RE: Petition for Reclassification
SE/corner of Eastern Ave. & Woodland Ave.
Steven R. Shores - Petitioner
Cycle #2 - Item #22

Dear Mr. Gann:

This is to advise you that \$96.89 is due for the first advertising of the above property. Two additional bills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ach

Petition For
Reclassification
And Variances

15TH DISTRICT

ZONING: Petition for

Reclassification and

Variances

LOCATION: Southeast

corner of Eastern Avenue

and Woodland Avenue

DATE & TIME: Thurs-

day, June 24, 1982, at 10:00

A.M.

PUBLIC HEARING:

Room 218, Courthouse,

Towson, Maryland

The County Board of

Appeals for Baltimore

County, by authority of

the Baltimore County

Charter will hold a public

hearing on the above

petition at the time and

place designated above.

Present Zoning: B.L.C.

Proposed Zoning: B.R.

With variances to permit

a side yard setback of 45'

and a rear yard setback of

35', both in lieu of the

required 60' and 50'.

The Zoning Commission

is requested to accept the

above petition as follows:

Section 524.2 minimum

side and rear yard set-

backs in a B.R. zone.

All that parcel of land in

the Fifteenth District of

Baltimore County, known as

Beginning for the same

at the corner formed by the

intersection of the North-

east side of Eastern Ave-

nue, 65' wide, and the

Northwest side of Wood-

land Avenue, 10' wide;

thence running from said

place of beginning, and

binding on the said North-

west side of said Woodland

Avenue, S 00° 01' E, re-

surveyed in 1976

110.82' to an iron pin and

to the Northwest side of

W alley; thence running

to an iron pin; thence

leaving the said Northwest

side and said W alley and

running for a 100' dist-

ance to the Northwest side

of said Woodland Avenue

and said Southeast side

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May 25, 1982

Robert Romacka - Counsel for Petitioner

William S. Gann, Esquire
5 Light Street - Suite 800
Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Reclassification and Variances
SE/Cor. of Eastern Avenue & Woodland Avenue
Steven R. Shores - Petitioner
Case #R-82-199-A Item #22 Cycle II

TIME: 10:00 A.M.

DATE: Thursday, June 24, 1982

PLACE: Room 218, Courthouse, Towson, Maryland

cc: Mr. & Mrs. Carroll A. Frederick
3827 Blake Park Road
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND	
OFFICE OF FINANCE & REVENUE DIVISION	
MISCELLANEOUS CASH RECEIPT	
DATE: 5/25/82	ACCOUNT: 01-662
AMOUNT: \$30.00	
PAID TO: Steven R. Shores - Petitioner and RECLASSIFICATION	
FROM: Filing Fee for Case #R-82-199-A	
0 065*****505015 8258A	

No. 177650
Hackett, Chairman
Board of Appeals

14, 1983 at 10 a.m.
Hanna Nathan
7/23/83

or TUESDAY, MAY 31, 1983 at 10 a.m.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
CC: William Hackett
FROM: Charles E. (Ted) Burnham
SUBJECT: Cycle II - 1981 REVISED
ITEM #22 Zoning Advisory Committee Meeting 2-16-82

March 2, 1982

Previous comments are applicable however, the 1981 B.O.C.A. Code replaces the previously quoted Building Code, effective March 18, 1982.

The applicable Codes will be the

- 1981 B.O.C.A. Basic Building Code.
- 1981 B.O.C.A. Basic Mechanical Code.
- 1981 B.O.C.A. Basic Energy Code.
- 1979 One and Two Family Code and the 1980 Supplement

Charles E. Burnham
Plans Review Chief

CEB:rrj

September 30, 1981

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #22, Zoning Advisory Committee Meeting for Cycle II, are as follows:

Property Owner: Carroll A. & Ruth A. Frederick
Location: SE/Corner Eastern Avenue and Woodland Avenue
Existing Zoning: B-1
Proposed Zoning: B-2
Acres: 0.398
District: 15th

Metropolitan water and sewer exist.

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP/mgt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hackett-Chairman
Board of Appeals
CC: Nick Commodari
FROM: Charles E. Burnham
SUBJECT: Cycle II-1981
Item #22 Zoning Advisory Committee Meeting 2-14-81

September 23, 1981

Property Owner: Carroll A. & Ruth A. Frederick
Location: SW/Corner Eastern Avenue and Woodland Avenue
Existing Zoning: B-1
Proposed Zoning: B-2

Acres: 0.398
District: 15th

Any proposed structures and improvements shall comply with the Baltimore County Building Code in force at the time. Compliance to the State of Maryland, regulations 05.01.07 and other applicable codes, rules and regulations shall be required.

Permits shall be secured for any improvement or new uses beyond which currently exist.

Charles E. Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

William S. Gann, Esquire
10 Light Street - Suite 1700
Baltimore, Maryland 21202

RE: Item No. 22 - Cycle No. II
Petitioner - Carroll A. Frederick, et ux
Reclassification Petition

Dear Mr. Gann:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October 31-April 82 reclassification cycle (Cycle II). It has been reviewed by the Zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition form, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before November 30. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

Located on the southeast corner of Eastern and Woodland Avenues, the subject property is improved with an abandoned stone building. Commercial uses exist to the east and west along Eastern Avenue, while a trailer park and individual homes exist to the north and south, respectively.

In view of the fact that the existing building is proposed to be utilized and is closer to property lines than allowed under the B-1 zoning classification, a variance request will also have to be submitted. I suggest that you and your surveyor contact me at 494-3391 in order to discuss this matter.

In view of the fact that the submitted site plan does not indicate a proposed development of the subject property, the enclosed comments from the Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and/or the Committee will be submitted when a proposed development is shown.

Item No. 22 - Cycle No. II
Carroll A. Frederick, et ux
Reclassification Petition

Notice of the specific hearing date, which will be between March 1 and June 30, 1982, will be forwarded to you in the future.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEC:bso

Enclosures

cc: Keller and Keller
3914 Woodlee Avenue
Baltimore, Maryland 21206



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 16, 1981

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Re: Item #22 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Carroll A. & Ruth A. Frederick
S/E cor. Eastern Avenue & Woodland Avenue
Existing Zoning: B-1
Proposed Zoning: B-2
Acres: 0.398 District: 15th

Dear Mr. Hackett:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Eastern Avenue-Eastern Avenue Extended (Md. 150) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Woodland Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on the 50-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

APR 17 1982

Item #22 Zoning Cycle II (Oct. 1981-Apr. 1982)
Property Owner: Carroll A. & Ruth A. Frederick
Page 2
October 16, 1981

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a 12-inch public water main, and 10 and 24-inch public sanitary sewerage in Eastern Avenue; an 8-inch public water main and 10-inch public sanitary sewerage exist in Woodland Avenue.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

I-NE Key Sheet
15 NE 40 Pos. Sheet
NE 4 J Topo
91 Tax Map



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Callender
Administrator

September 25, 1981

Mr. William Hackett, Chairman
Board of Appeals
County Office Bldg.
Towson, Maryland 21204

Re: Cycle II
ZAC Meeting of 9-14-81
ITEM: #22
Property Owner: Carroll
A. & Ruth A. Frederick
Location: S/E corner
Eastern Ave. (Route 150)
& Woodland Ave.
Existing Zoning: B-L
Proposed Zoning: B-R
Acres: 0.398
District: 15th

Attention: Mr. N. Commodari

Dear Mr. Hackett:

On review of the sketch of August 20, 1981 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show one point of access near the east property line.

The frontage of the property must be improved with S.H.A. concrete curb and gutter along the entire frontage of the site and around the radius to the point of tangency on Woodland Avenue.

It is requested that the plan be revised prior to a hearing date.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:rvd

cc: Mr. J. Wimbley

George Wittman
By: George Wittman
COUNTY BOARD
OCT 2 9 51 AM '81
BALTIMORE COUNTY

My telephone number is (301) 659-1350.

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

October 29, 1981

Mr. William Hackett - Chairman
Board of Appeals
Room 219 - Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #22, Zoning Cycle II, - 1981, are as follows:

Property Owner: Carroll A and Ruth A Frederick
Location: SE corner Eastern Avenue and Woodland Avenue
Acres: 0.398
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject site plan does not have sufficient information to make site plan comments at this time.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. CCILINS
DIRECTOR

October 8, 1981

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle II - Meeting of September 14, 1981
Item No. - 22
Property Owner: Carroll A. & Ruth A. Frederick
Location: SE/Corner Eastern Avenue and Woodland Avenue
Existing Zoning: B-L
Proposed Zoning: B-R
Acres: 0.398
District: 15th.

Dear Mr. Hackett:

The Department of Traffic Engineering expects no change in trip generation by this requested zoning change from B-L to B-R.

Michael S. Planigan
Michael S. Planigan
Traffic Engineering Associate II

MSV/r1j



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

September 30, 1981

Mr. Walter Reiter, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #22, Zoning Advisory Committee Meeting for Cycle II, are as follows:

Property Owner: Carroll A. & Ruth A. Frederick
Location: SE/Corner Eastern Avenue and Woodland Avenue
Existing Zoning: B-L
Proposed Zoning: B-R
Acres: 0.398
District: 15th

Metropolitan water and sewer exist.

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP/mgt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

October 9, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

cc: William Hackett
Chairman of Board of Appeals

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Carroll A. and Ruth A. Frederick

Location: SE/Corner Eastern Avenue and Woodland Avenue

Item No.: 22 Zoning Agenda: Meeting of September 14, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *George M. Hegardt* Noted and Approved: *George M. Hegardt*
Planning Group Fire Prevention Bureau
Special Inspection Division

JW/mf/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William Hackett-Chairman
Board of Appeals
CC: Nick Commodari
Charles E. Burnham
FROM: Cycle II-1981
SUBJECT: Item #22 Zoning Advisory Committee Meeting 9-14-81

Date: September 23, 1981

Property Owner: Carroll A. & Ruth A. Frederick
Location: SE/Corner Eastern Avenue and Woodland Avenue
Existing Zoning: B-L
Proposed Zoning: B-R
Acres: 0.398
District: 15th

Any proposed structures and improvements shall comply with the Baltimore County Building Code in force at the time. Compliance to the State of Maryland, regulations 05.01.07 and other applicable codes, rules and regulations shall be required.

Permits shall be secured for any improvement or new uses beyond which currently exist.

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEE:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari
CC: William Hackett
Charles E. (Red) Burnham
FROM: Cycle II -1981 REVISED
SUBJECT: ITEM #22 Zoning Advisory Committee Meeting 2-16-82

Date: March 2, 1982

Previous comments are applicable however, the 1981 B.O.C.A. Code replaces the previously quoted Building Code, effective March 18, 1982.

the applicable Codes will be the

1981 B.O.C.A. Basic Building Code.
1981 B.O.C.A. Basic Mechanical Code.
1981 B.O.C.A. Basic Energy Code.
1979 One and Two Family Code and the 1980 Supplement

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEE:rrj

